



**City of North Little Rock
Board of Zoning Adjustment Agenda
Thursday, January 29, 2026 - 1:30 PM
North Little Rock, City Council Chambers 300 Main St., NLR, AR, 72114**

Call to Order -

Roll Call and finding of a Quorum -

Approval of Minutes - December 18, 2025

Public Hearing Items -

- BOA 2026-01** - 9401 Diamond Dr, A variance request from the area provisions of Section 14.25 of the North Little Rock Zoning Ordinance (Sign Ordinance) to allow the placement of a wall sign without public street frontage.
- BOA 2026-02** - 7501 Counts Massie Road, A variance request from the area provisions of the North Little Rock Zoning Ordinance, Section 6.2.4: Parking Design and Surface Standards, paragraph (e) to allow a gravel parking lot.

Administrative -

Public Comment -

Adjournment -

Reminder -

- *Turn off cell phones*
- *Board of Adjustment Hearing procedures on back of the Agenda*
- *Visitors sign-in with both name and address*

Next Board of Zoning Adjustment Hearing Filing Deadline: February 02, 2025 - Hearing Date February 26, 2025

For the Board to grant a variance the applicant must first establish a hardship. A hardship should not be created by the owner, it should be due to unique circumstances existing on the property. For example, it must be demonstrated a strict enforcement of the Zoning Ordinance would prohibit the development of the property or no reasonable use of the property can be made.



**NORTH LITTLE ROCK
BOARD OF ZONING ADJUSTMENT
HEARING PROCEDURES
(1/1/2019)**

Order of the Public Hearing: The regularly scheduled public hearing is generally held on the last Thursday of each month at 1:30 PM in the North Little Rock, City Council Chambers 300 Main St, NLR, AR, 72114. All meetings are open to the public. Typical hearings begin with roll call and finding of a quorum, approval of the previous meeting minutes, correspondence and staff reports, committee reports, unfinished business, new business, public comment and adjournment.

Voting: There are five members of the Board. A quorum consists of three members present. "Robert's Rules of Order" apply unless the Board has outlined alternative procedures. All business must be approved by a minimum of three votes.

Procedure to allow a person to address or approach the Board:

1. No person shall address or approach the Board without first being recognized by the Chair.
2. After being recognized, each person shall state their name and address for the record.
3. All questions and remarks shall be addressed through the Chair.
4. All remarks shall be addressed to the Board as a whole and not to any individual Board member.
5. When a group of citizens are present to speak on an item, a spokesperson may be selected by the group to address the Board. If multiple individuals of the group desires to speak, the Chair may limit each presentation to three minutes.
6. No person other than members of the Board and the person having the floor shall be permitted to enter into any discussion, either directly, indirectly or through a Board member, without permission of the Chair.
7. Once the question has been called, no person in the audience shall address the Board on the matter at hand without first securing permission to do so by a majority vote of the Board.
8. At least 24-hours prior to the public hearing, anyone wishing to submit exhibits for the record shall provide staff with copies of the exhibits for each Board member, one copy of the exhibit for staff to place in the permanent file and one copy of the exhibit for the legal department.
9. At least 24-hours prior to the public hearing, anyone wishing to read a statement into the record shall provide staff with a written copy of the statement.

**North Little Rock Board of Zoning Adjustment
Minute Record Summary – December 18, 2025**

Chairman Tom Brown called the meeting of the North Little Rock Board of Zoning Adjustment to order at 1:30 P.M. in the North Little Rock City Services Building, 700 W 29th Street, NLR, AR 72114. Roll call found a quorum to be present; a quorum being three members present.

Members Present

Mr. Tom Brown, Chairman
Mr. Tim Giattina, Vice-Chair – in @ 1:35 pm
Mr. Mike Abele – in @ 1:37 pm
Mr. Gardner Burton
Mr. Steve Sparr

Members Absent

None

Staff Present

Donna James, Assistant Planning Director
Richard Ross, Planning Zoning Officer
Amy Fields, City Attorney

Others Present

Joel Geis, 2619 Pike Avenue, NLR, AR 72114
Willie C Thomas, 13722 Trethorne Circle, NLR, AR 72117
Mike Yi, 2625 Pike Avenue, NLR, AR 72114
Jose Vasquez, 4617 Pike Avenue, NLR, AR 72118
Juan Vasquez, 4701 Pike Avenue 72118
Marie Hollowell, 12709 Faulkner Lake Road, NLR, AR 72117

Old Business

None

Administrative

None

Approval of Minutes

Approval of the minutes was moved to the end of the meeting

**North Little Rock Board of Zoning Adjustment
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Public Hearing Items –

BOA 2025-25 – 1214 Gum Street, A variance from the area provisions of Section 4.1.4 Accessory Structure Requirements Table: to allow an accessory structure (carport) in the front yard of the primary structure.

Chairman Brown called the item and invited the applicant forward to present a statement of hardship. The applicant failed to appear and the case was withdrawn without prejudice.

BOA 2025-26 - 4701 Pike Ave, A variance from the area provisions of Section 4.1.4: R3: Duplex District requirements to allow an extension of the primary structure (porch) to encroach into the 15-foot exterior side yard setback.

Chairman Brown called the item and requested that the applicant come forward to provide the Commission with a statement of hardship.

Mr. Jose Vasquez came forward and addressed the members stating the request was to allow a covered porch on his home to eliminate the rain from damaging his door. He stated when there was a hard rain the water splashed on the door causing the door to deteriorate. He stated his hardship was the weather was damaging his property.

Chairman Brown questioned if there was anyone in the audience who wished to speak for or against the item. There being none, Chairman Brown questioned if any of the Board members had any additional questions or comments. There being none, he stated he would entertain a motion. Mr. Sparr provided a motion to approve the variance as submitted. Mr. Burton provided a second to the motion. By a roll call vote, all members present voted in the affirmative, and the motion was approved. Commissioner Abele was not present for the vote.

BOA 2025-28 – 2619 Pike Avenue, A variance request from the area provisions of Section 6.2 – Parking Space Requirements to reduce the required number of parking spaces to facilitate a new development within an existing commercial center

Chairman Brown called the item and requested that the applicant come forward to provide the Commission with a statement of hardship. Mr. Joel Geis, representing the property owner addressed the Commission stating the request was to allow a reduced number of parking spaces for the shopping center located at 2619 Pike Avenue. He stated the variance would allow the construction of a new Church's Chicken Restaurant in the parking lot of the existing shopping center. He stated the proposed development would be located within the existing parking lot which currently accommodated 211 parking stalls. He stated with the new construction 44 stalls would be removed and 14 would be reinstated, resulting in 199 parking stalls available for the entire shopping center. He stated this would result in a deficiency of 41 parking spaces for the entire shopping center.

Chairman Brown questioned the hardship. Mr. Geis stated the hardship was the shopping center was constructed with a deficiency in parking and with the new construction there would be an additional deficiency of parking.

Chairman Brown questioned if anyone in the audience would like to address the Commission for or against the request. Mr. Terrell Sanders address the Commission stating his business was located adjacent to the area proposed for new construction and the removal of the parking would be a detriment to his business. He stated his customers used the parking spaces in question. He stated on any given business day the parking was used by his customers since there were few parking spaces located in-front of the building.

There was a general discussion by the Commission concerning Mr. Sanders' business and if the business was currently operating. Mr. Sanders stated the business was currently closed due to a fire. He stated the business would reopen in January and the parking was very much needed to allow him to succeed.

There as a general discussion by the Commission questioning Mr. Geis if the location for the new restaurant could be relocated on the site. Mr. Geis stated he could not answer the question and the decision of location would be up to the restaurant developers.

Chairman Brown questioned if any of the Board members had any additional questions or comments. There being none, he stated he would entertain a motion. After the third request and the absence of a motion, Chairman Brown informed Mr. Geis the item failed for lack of a motion after which the Board moved to the next item on the agenda.

BOA 2025-29 – 13722 Trethorne Cir, A variance from the area provisions of Section 4.1.3 (d) to allow an exterior side yard setback to be less than 15-feet in width, to allow the placement of an accessory structure in the side yard of residential property, and also allow the same structure to be located less than 10-feet from the primary structure, as prescribed for R2 zoned properties.

Chairman Brown called the item and requested that the applicant come forward to provide the Commission with a statement of hardship. Property owner, Mr. Willie Thomas, addressed the Commission to explain the history of the project stating the hardship. He stated he constructed the carport to allow his wife to be safe when leaving for work. He stated she worked for the School District and left early in the morning. He stated when the weather was bad the covering allowed her to not have to stand outside and scrape her windshield.

Chairman Brown questioned if Mr. Thomas received a permit. Mr. Thomas stated he did secure a permit for the construction. Chairman Brown questioned Mr. Thomas if he built the structure according to the permit received. Mr. Thomas stated his builder did not construct the permit according to the permit. Chairman Brown questioned Mr. Thomas as to why he did not construct the carport according to the permit. Mr. Thomas stated he was out of town when the contractor constructed the structure and when he returned the carport had been built outside the perimeters

of approval.

Commissioner Giattina questioned the building plans provided to the contractor. Mr. Thomas stated he provided the builder with a picture off the internet. Commissioner Giattina ask if there were no drawings with the dimension on the plans. Mr. Thomas stated there were not.

Commissioner Abele questioned the number of cars he owned. Mr. Thomas stated there were seven vehicles. He stated he operated a landscape business and one of the vehicles was in association with the landscape business. He stated he also had a contracting business and did small remodel jobs. He stated another vehicle was associated with the contracting business. Commissioner Abele questioned if there was a garage. Mr. Thomas stated the home had a 2 car garage located in-front of the new carport.

Commissioner Sparr stated his concern was the number of vehicles parked on the driveway and in the street as one approached the intersection. He stated regardless of the covering the vehicles could be parked and with the current vehicle parking the sight distance at the intersection was blocked. He stated this would occur regardless if the covering was in place. He stated a vehicle exiting Trethorne Circle onto Stone Links Drive would have to pull out into the street to see if there was any on-coming traffic. He stated this was a very unsafe situation.

City Attorney Amy Fields reminded the Commission as to the request before the Commission. She stated the applicant's request was to allow the covered parking to encroach into the side yard setback. The Commission questioned staff of the remedy for the applicant. Staff stated if the applicant removed a portion of the structure to allow the 15-foot side yard setback the structure would be in compliance. Commissioner Sparr stated his concern would not be addressed because the cars would and could legally park in the driveway and on the street which would still cause a sight distance issue for the intersection.

Chairman Brown questioned if anyone in the audience wished to address the Commission in support or opposition to the request. Ms. Marie Hollowell stated she was the President of the Property Owners Association and was in full support of the request. She stated Mr. Thomas was a good neighbor and had made improvements to the neighborhood. She stated she had not received any complaints from the neighbors regarding the carport.

Chairman Brown questioned if any of the Board members had any additional questions or comments. There being none, he stated he would entertain a motion. Mr. Giattina provided a motion to approve the variance as submitted. Mr. Sparr provided a second to the motion. By a roll call vote, Commissioners Giattina and Sparr voted in the affirmative, and Commissioners Abele, Burton and Chairman Brown voted no therefore the motion failed.

Chairman Brown questioned Mr. Thomas of the time needed to bring the structure into compliance. Mr. Thomas stated he would get started on removing the structure right away. Chairman Brown stated with the holidays and the potential for winter weather he did not feel the structure could be made to come into compliance in 30-days. Chairman Brown stated the

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Commission would grant him 3 months to remove the structure or bring the structure into compliance.

Approval of Minutes

Chairman Brown called for a motion for approval of the previous meetings minutes Mr. Burton formed a motion to approve the minutes from the November 20, 2025 meeting. Mr. Abele provided a second to the motion. Chairman Brown called for a vote, all members present voted in the affirmative, the motion was approved.

Public Comment, Old Business, Administrative and Adjournment

None

There being no further business before the Board, Chairman Brown called for a motion to adjourn Mr. Sparr formed a motion to adjourn. Chairman Brown called for a vote, all members present voted in the affirmative, and the meeting was adjourned at 2:15 pm.

Respectively submitted:

**Donna James, AICP
Assistant Director of Permits & Planning**

Variance Requested: A variance request from the area provisions of Section 14.25 of the North Little Rock Zoning Ordinance (Sign Ordinance) to allow the placement of a wall sign without public street frontage.

Location of the Request: 9401 Diamond Dr, North Little Rock, AR 72116

Legal Description of the Property: Lot 1, Central Commerce Addition to the City of North Little Rock, Pulaski County, AR

Owner: CEG

Applicant: Cuerden Signs, Jap Burton

Present Use of the Property: Manufacturing / warehouse / office

Present Zoning of the Property: I2, Light Industrial District

Site Characteristics:

The subject property is located in the northeastern industrial section of the city, positioned along Diamond Drive. This road is a primary east-west industrial corridor that runs parallel to the north Interstate 40 (I-40), offering direct access to the I-40 Galloway exit. The 13.31 acre is just south and west of the city boundaries. A building permit for the initial site work and building shell was issued in 2021. A subsequent permit was acquired in 2024 for a tenant finish-out for the space, which will soon house the European energy innovation firm CEP USA. The surrounding district is predominantly industrial, with access to major transportation routes. The other properties in close proximity are undeveloped or farmland positioned outside of the city limits.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	I2, Light Industrial District	Undeveloped
South	N/A	I-40 ROW
East	I1, Office Warehouse District	Commercial Truck Sales
West	I1, Office Warehouse District	Camper Sales

Justification: The applicant's justification is presented in an attached letter.

Staff Analysis:

The applicant is seeking a variance from Section 14.25 to allow the placement of a wall sign without direct street frontage. *Section 14.25 of the North Little Rock Sign Ordinance outlines the criteria for the placement of signage on commercially zoned properties. One (1) freestanding or ground-mounted sign per premises, window signs and in addition to the ground and window signs the owner may use one (1) of the following:*

- a. Wall or mansard signs.*
- b. One (1) under-canopy sign.*
- c. One (1) projecting sign.*
- d. One (1) awning sign.*

All permitted wall signs are not to exceed ten percent in aggregate sign area for that occupancy’s façade area. Wall signs must face required street frontage except in complexes where a sign without street frontage would be the only means of identification for a tenant. This is typically within shopping malls and shopping centers.



The applicant proposes installing a wall sign on the southern façade of the building facing the Diamond Drive right-of-way, along with an identical logo sign on the west façade facing the parking area. Each sign is designed to be 6 feet tall and approximately 20 feet long, with the letters “CEP,” resulting in a sign area of 120 square feet. The southern wall façade measures approximately 210 feet in length and 40 feet in height, while the west elevation, which will also feature the same logo, extends approximately 975 feet in length and 40 feet in height.

The total square footage of the proposed signs falls within the allowable limits for the respective building elevations.

In their hardship letter, the applicant notes that the building is a multi-tenant structure and that the signage is necessary to direct customers to the entrance of their facility. Additionally, the proposed

west side sign will help guide eastern vehicular traffic on Diamond Drive and Interstate 40 to the business location. It should be noted that similar variances for multi-tenant facilities or businesses with attached warehouses have previously been approved within the city limits.

A hardship is a special circumstance, which makes it very difficult for a particular project to meet the Zoning Ordinance requirement. Special circumstances are not interpreted to be something intangible, such as lack of knowledge of the code or misinformation at the time of purchase or construction. A hardship generally occurs when the physical characteristics of a property are such that it cannot be developed as permitted by the zoning ordinance. A hardship may be created by surroundings, shape or topographical conditions particular to the specific property. A hardship cannot be self-imposed, or the result of the property owners own action.

Variances should only be granted when the Board can determine the spirit of the zoning ordinance is observed, public safety is secured and substantial justice is done. Variance may be granted by the Board when the property owner can provide a unique circumstance existing on the property, the unique circumstance was not created by the owner of the property, and is not due to or the result of general conditions in the zoning district in which the property is located. The development or use of the property for which the variance is sought, if limited by a literal enforcement of the provision of the zoning ordinance cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same zoning district.

Board to Consider:

1. Is the variance being sought due to unique circumstances existing on the property, the unique circumstances were not created by the owner of the property, and are not due to or the result of general conditions in the district in which the property is located? No, the applicant is locating their business in an existing building fronting Diamond Drive and Interstate 40. The proposed sign not meeting the code requirement is to be installed on the west facing elevation adjacent to the entry drive and parking area. There are no unique circumstances that would only allow for a sign in this area.
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? No. The adjacent businesses are predominantly large-equipment retail sales, featuring similar site designs and freestanding signs visible to drivers on the surrounding roads. The proposed additional sign for CEG will be visible to westbound drivers before they reach the subject property's site entry.
3. Will approval of the variance alter the essential character of the district? No, the district is a developed with similar industrial properties.
4. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? No, the land use and zoning will not change based on approval of the variance request.

5. Will the approval of the variance be in harmony with the spirit of the ordinance? No. The ordinance specifically defines wall sign placement as being along a building façade with street frontage, except in cases where a sign without street frontage would be the only means of identification such as for a shopping center or mall. The applicant is seeking permission to place a wall sign on the west side of the building that is identical in size and style to the proposed code-compliant sign on the east side of the building.
6. Will the approval of the variance adversely affect public health, safety, and general welfare? No, there will be no impact on the public health, safety and general welfare of the community by approval of this variance request.

Approval Allows:

1. In addition to the one allowable building sign facing the street approval will allow the placement of (1) additional wall sign (approximately 6-feet in height and 20-feet in length) on the west side of the building facing the facility's entry drive and parking area.
2. Approval of this variance request is valid for 180-days from date of approval. If a building permit is not secured within the 180-day period, approval becomes invalid unless, the Board of Zoning Adjustment has approved a request for a time extension. All requests for time extension must be made prior to the expiration of the Board's approval.

North Little Rock Board of Adjustment

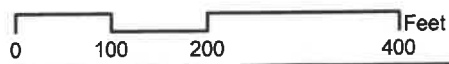


BOA Case #2026-01
9401 Diamond Dr.
To allow the placement of a wall sign without public street frontage.

BOA CASE #2026-01

Date: 1/8/2026

1 inch = 200 feet



User: JHale



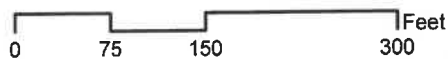
North Little Rock Board of Adjustment



BOA CASE #2026-01

Date: 1/8/2026

1 inch = 150 feet



User: JHale



December 31, 2025

D. Tracy Spillman, PLA

City Planner / Landscape Architect

City of North Little Rock

700 W 29th St

North Little Rock, AR 72114-2134

Re: Sign Variance Request for cep USA, 9401 Diamond Drive Suite A, North Little Rock AR

Dear Director Spillman and Members of the North Little Rock Board of Adjustment,

Cuerden Sign Company, and *cep USA* would like to seek a sign variance to allow a second wall sign on the west elevation (left hand side) of our building near their entrance. The building is a multi-tenant warehouse/office facility that is very long and fairly narrow. There are currently 3 tenants in the building. One of the new businesses to be located in the building is *cep USA* a large solar power contractor with their main office in Sicily! This will be their first location in the United States! We have installed one sign for them on the front of the building, but since the building is 975 feet long, they have requested an additional sign to be located on the left (west) side of the building. At this building there are driveways on the east and west sides of the building, and since there are multiple tenants, they would prefer a sign above their entryway. Attached are photos of the requested signs. We feel that this is a reasonable request for a variance, since this type of variance was granted to their neighbor as you can see in the photo.

If you have any questions, please contact Jasper Burton at 501 472 8884.

Thank you for your assistance in this matter.

Sincerely,

Jasper Burton

President

Cuerden Sign Co. Inc.



INCORPORATED

Serving Arkansas Since 1920

PO Box 187

Conway AR 72032-0187

www.cscsigns.com email:cuerden@swbell.net

(501) 329-6317 Fax (501) 327-3438 (800) 844-3155

December 31, 2025

D. Tracy Spillman, PLA
City Planner / Landscape Architect
City of North Little Rock
700 W 29th St
North Little Rock, AR 72114-2134

Re: Sign Variance Request for cep USA, 9401 Diamond Drive Suite A, North Little Rock AR

Dear Director Spillman and Members of the North Little Rock Board of Adjustment, Cuerden Sign Company, and *cep USA* would like to seek a sign variance to allow a second wall sign on the west elevation (left hand side) of our building near their entrance. The building is a multi-tenant warehouse/office facility that is very long and fairly narrow. There are currently 3 tenants in the building. One of the new businesses to be located in the building is *cep USA* a large solar power contractor with their main office in Sicily! This will be their first location in the United States! We have installed one sign for them on the front of the building, but since the building is 975 feet long, they have requested an additional sign to be located on the left (west) side of the building. At this building there are driveways on the east and west sides of the building, and since there are multiple tenants, they would prefer a sign above their entryway. Attached are photos of the requested signs. We feel that this is a reasonable request for a variance, since this type of variance was granted to their neighbor as you can see in the photo.

If you have any questions, please contact Jasper Burton at 501 472 8884.

Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Jasper Burton".

Jasper Burton
President
Cuerden Sign Co. Inc.





Legend
© Papani I



THE RECORDED COPY OF THIS DRAWING IS ON FILE AT THE OFFICE OF ARCO DESIGN BUILD AT 1000 N. UNIVERSITY BLVD., SUITE 1000, ATLANTA, GA 30308. THIS ELECTRONIC FILE IS THE ORIGINAL FOR THE PURPOSES OF THE ARKANSAS COMMISSION ON ELECTRONIC DOCUMENTATION OR LITIGATION. THIS DRAWING IS NOT VALID FOR CONSTRUCTION.

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	08/11/2021
2	REVISION 1	08/11/2021
3	REVISION 2	08/11/2021

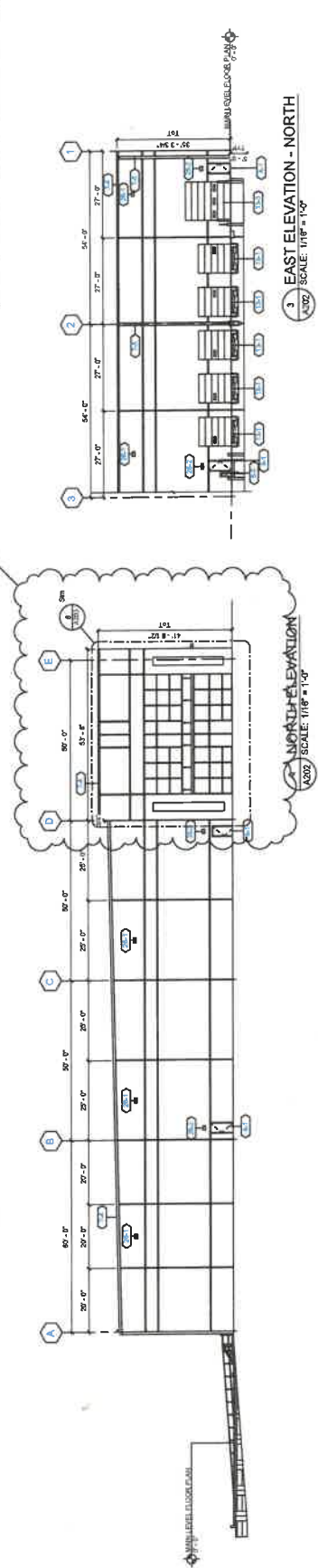
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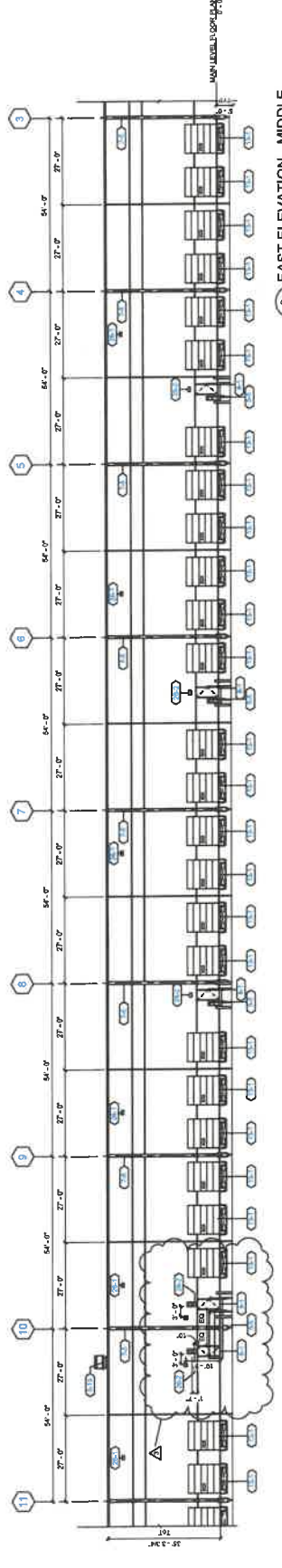
These plans drawings are the property of the Designer and shall not be reproduced or used without the written permission of the Designer.
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KEYNOTE LEGEND

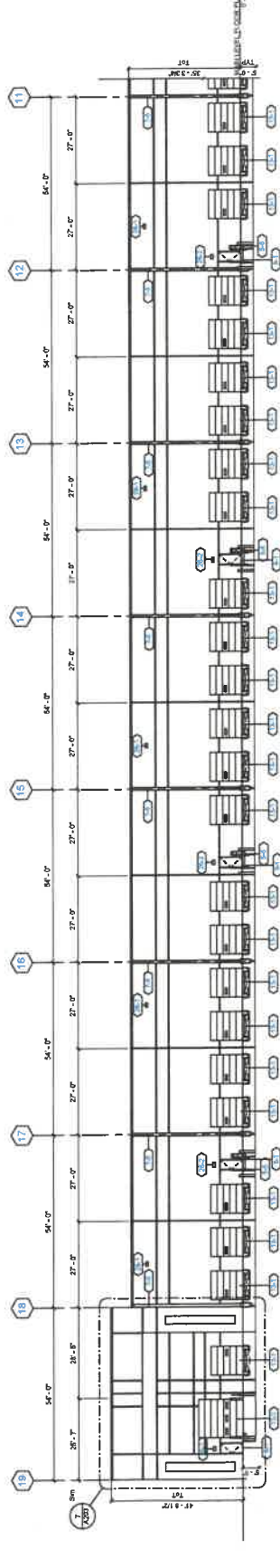
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87	PREPARED METAL GRANULE STOP SEE A101
88	PREPARED METAL GRANULE STOP SEE A101
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98	PREPARED METAL GRANULE STOP SEE A101
99	PREPARED METAL GRANULE STOP SEE A101
100	PREPARED METAL GRANULE STOP SEE A101



3 EAST ELEVATION - NORTH
 SCALE: 1/16" = 1'-0"



2 EAST ELEVATION - MIDDLE
 SCALE: 1/16" = 1'-0"



1 EAST ELEVATION - SOUTH
 SCALE: 1/16" = 1'-0"

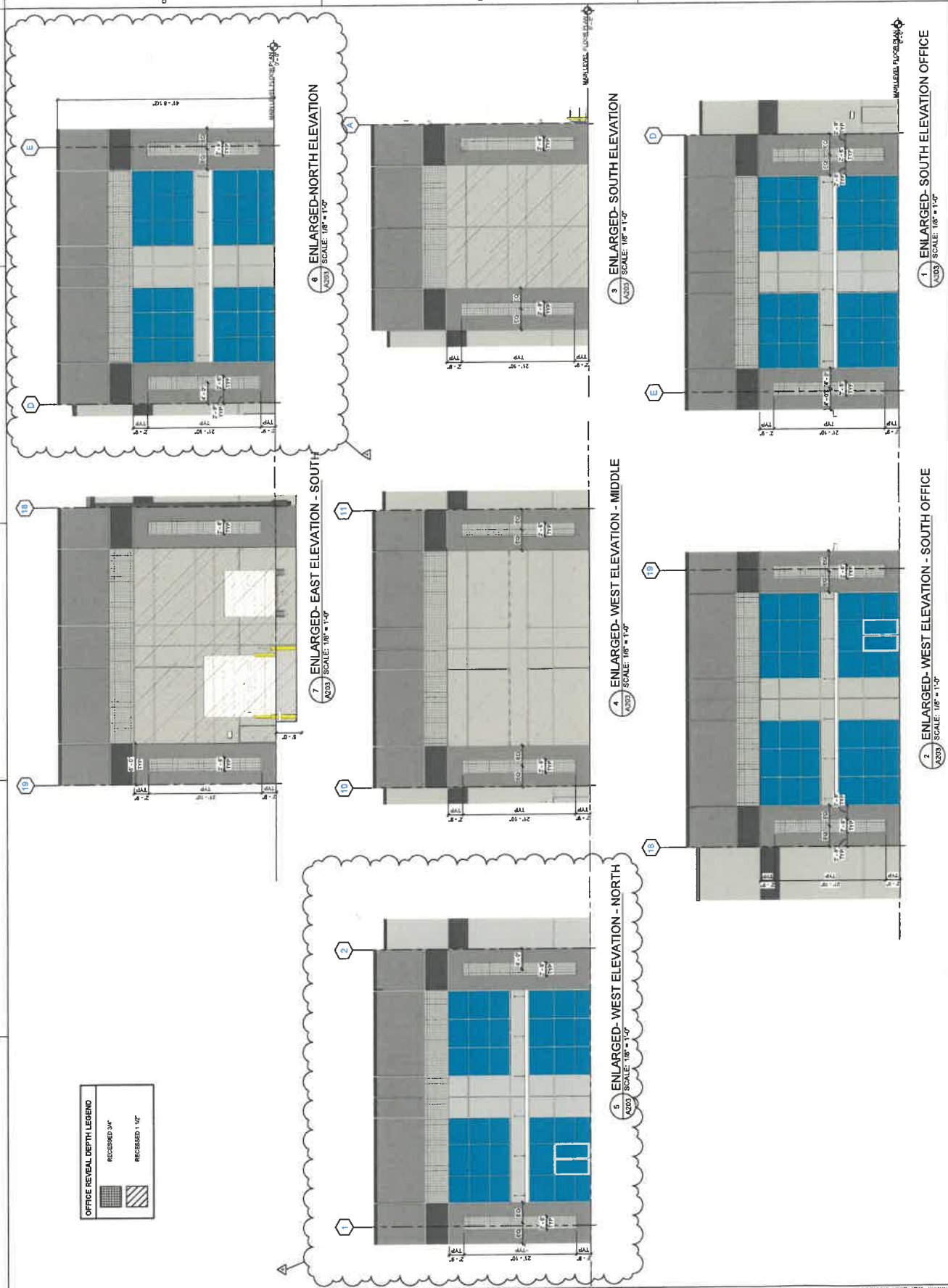


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IDENTIFIED FOR
CONSTRUCTION.

DATE	REVISIONS
10/20/21	PERMIT SET
09/22/21	REVISION 1
09/02/21	REVISION 2
08/23/21	REVISION 3

PROJECT NO.
HD107-21
DRAWN BY
MG
SHEET TITLE
ENLARGED OFFICE
ELEVATIONS

PLEASE REFER TO THE PROJECT SPECIFICATIONS FOR THE
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SHEET NO.





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 THROUGH CONSTRUCTION

SUBMITTALS REVISIONS	
NO.	DESCRIPTION
1	2017.08.13 PERMIT SET
2	2017.09.20 REVISED
3	2017.09.20 REVISED
4	2017.09.27 REVISED

PROJECT NO.: DRAWN BY:
 HD107421 MG

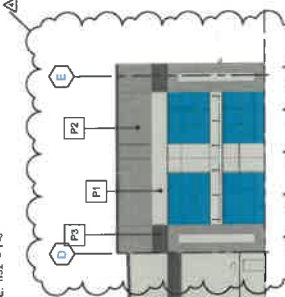
SHEET TITLE:
**A PAINT SCHEME
 ELEVATIONS, DETAILS
 AND SCHEDULES**

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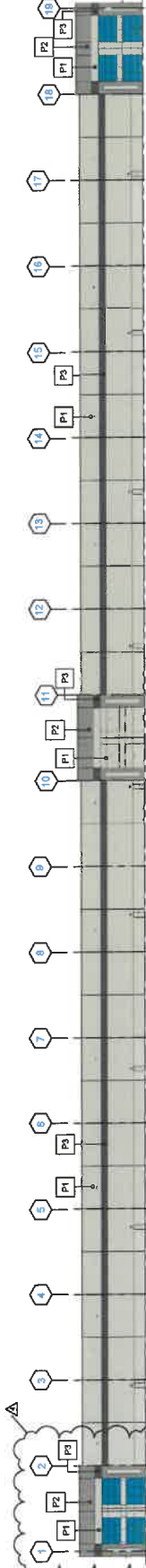
A210



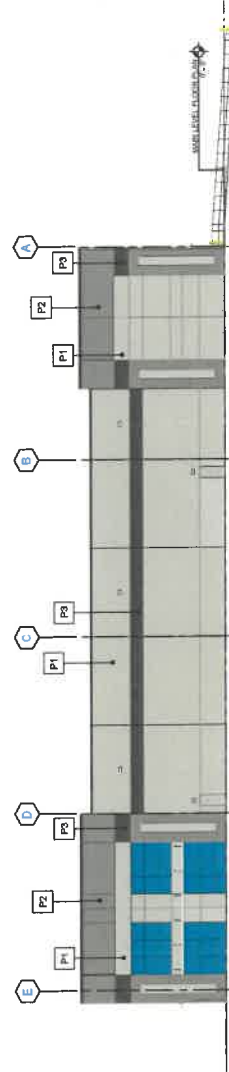
4 EAST PAINT SCHEME ELEVATION
 A210 SCALE: 1/32" = 1'-0"



3 NORTH PAINT SCHEME ELEVATION
 A210 SCALE: 1/16" = 1'-0"



2 WEST PAINT SCHEME ELEVATION
 A210 SCALE: 1/32" = 1'-0"



1 SOUTH PAINT SCHEME ELEVATION
 A210 SCALE: 1/16" = 1'-0"

PAINT SCHEDULE

CHAMEL STOP	TBD	SAFETY YELLOW (P1)	SAFETY YELLOW
HOLLOW METAL DOORS AND FRAMES	TBD	PACKAGED KNIFE - COLOR TO MATCH P2 TO MATCH ADJACENT WALL COLOR	
METAL DOCK DOORS	TBD	W/TE	
METAL STAIR LANDING AND HANDRAILS	P1	SAFETY YELLOW (P1)	SAFETY YELLOW (P1)
STEEL W/LLANDS	P1	SAFETY YELLOW (P1)	SAFETY YELLOW (P1)
METAL ROOF ACCESS LADDER	P1	SAFETY YELLOW (P1)	SAFETY YELLOW (P1)
PUMP ROOM GUARD RAIL	P1	W/TE	
METAL OUTER AND DOWNPOUTS	P1	W/TE	
METAL LOUVER	P1	W/TE	
ALUMINUM STOREFRONT	P1	W/TE	
STOREFRONT REFRIG	P1	W/TE	
EXTERIOR GLAZING	TBD	W/TE	
INTERIOR COLUMNS	TBD	SAFETY YELLOW (P1) TO 12' AFF	
PRE PROTECTION RIBBS	RED	RED	RED
PUMP ROOM EQUIPMENT	RED	RED	RED
CAN PIPING	YELLOW	YELLOW	YELLOW

Variance Requested: A variance request from the area provisions of the North Little Rock Zoning Ordinance, Section 6.2.4: Parking Design and Surface Standards, paragraph (e) to allow a gravel parking lot.

Location of the Request: 7501 Counts Massie Road, North Little Rock, AR 72113

Legal Description of the Property: Lot 2, Cooper Industrial Addition, City of North Little Rock, Arkansas.

Property Owner Associated Builders & Contractors of Arkansas

Applicant Thomas Pownall: Thomas Engineering

Present Use of the Property: Warehouse

Present Zoning of the Property: I2: Light Industrial District

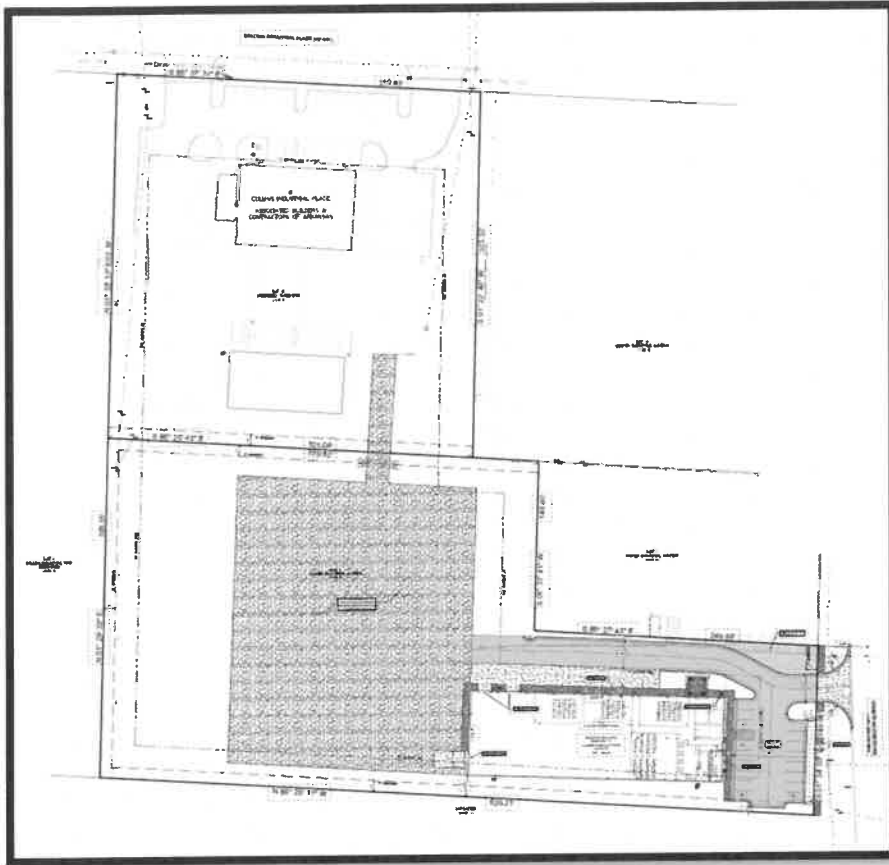
Site Characteristics:

The subject property is located east of Interstate 40, north and west of Maumelle Blvd and south of the City Limits boundary. Specifically, Counts Massie Rd is oriented north and south connecting Maumelle Blvd to White Oak Crossing. The subject parcel is the third lot on the west side of the road north of Maumelle Blvd. The 3.33 acre site is bordered by an undeveloped commercial (C3) zoned property on the south and industrial (I2) zoned properties to the north and west. The site contains a 16,875 sq. ft. industrial flex building constructed in 2001 located in the front of the property adjacent to the street right-of-way. Parking and vehicular access is located on the north and east sides of the building with the remainder of the site being undeveloped.

Surrounding Land Use

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	I2: Light Industrial District	Warehouses / Service Companies, Church
South	C3, General Commercial District	Undeveloped
East	I2: Light Industrial District	Warehouses / Service Companies,
West	ROW /Counts Massie Rd	Warehouses / Service Companies,

Justification: The applicant's justification is presented in an attached letter.



Staff Analysis:

Associated Builders and Contractors (ABC) of Arkansas currently operates in a facility located at 8 Collins Industrial Place. ABC recently purchased an adjacent property immediately south of this facility and plans to renovate the existing building for use as classrooms and offices. As part of the proposed redevelopment, the property owner intends to refurbish the asphalt parking area located between the building and the Counts Massie right-of-way. In addition, a new asphalt access drive is planned

on the north side of the building to connect to an overflow parking and equipment demonstration area at the rear of the property.

Under the proposed use, the building's square footage requires a total of 68 paved parking stalls. The applicant is proposing 17 paved parking stalls along the property frontage. To accommodate the remaining required parking, the applicant also proposes a large gravel area to the rear of the site. This gravel area is intended primarily as an equipment demonstration and learning space, but the applicant is requesting that it also count toward the required 51 parking stalls.

According to the site plan, the proposed demonstration area will measure approximately 210 feet by 250 feet, totaling roughly 52,500 square feet. This area is also designed to connect to the Collins Industrial Place property via a gravel access drive. In a letter of hardship, the applicant notes that the site's flat topography contributes to poor drainage; therefore, permitting gravel-surface parking will reduce stormwater runoff and minimize impacts on the property and neighboring downstream properties.

Section 6.2.4. Parking Design and Surface Standards (E) Parking Surface: *states, The minimum pavement requirements shall be designed for intense traffic use with asphaltic concrete hot mix surface, a double surface treatment, or concrete surface. Any off- street parking area, driveway, or vehicle maneuvering area shall be paved as specified above and shall be so graded and drained as to dispose of all surface water accumulated within the area, and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of vehicles. Where access by a fire apparatus vehicle is necessary such surfaces shall meet the requirements of the Arkansas Fire Prevention Code, Volume 1, Appendix D, Section D102 or the appropriate amended provision.*

These pavement requirements shall not apply to areas that are used for the parking and storage of large equipment which could damage the parking surface.

According to the site plan, the proposed demonstration area will measure approximately 210 feet by 250 feet, totaling roughly 52,500 square feet. This area is also designed to connect to the Collins Industrial Place property via a gravel access drive. The applicant's letter of hardship, notes that the site's flat topography contributes to poor drainage; therefore, permitting gravel-surface parking will reduce stormwater runoff and minimize impacts on the property and neighboring downstream properties.

A hardship is a special circumstance, which makes it very difficult for a particular project to meet the Zoning Ordinance requirement. Special circumstances are not interpreted to be something intangible, such as lack of knowledge of the code or misinformation at the time of purchase or construction. A hardship generally occurs when the physical characteristics of a property are such that it cannot be developed as permitted by the zoning ordinance. A hardship may be created by surroundings, shape or topographical conditions particular to the specific property. A hardship cannot be self-imposed, or the result of the property owners own action.

Variations should only be granted when the Board can determine the spirit of the zoning ordinance is observed, public safety is secured and substantial justice is done. Variance may be granted by the Board when the property owner can provide a unique circumstance existing on the property, the unique circumstance was not created by the owner of the property, and is not due to or the result of general conditions in the zoning district in which the property is located. The development or use of the property for which the variance is sought, if limited by a literal enforcement of the provision of the zoning ordinance cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same zoning district.

Board Member's to Consider:

1. Is the variance being sought due to unique circumstances existing on the property, the unique circumstances were not created by the owner of the property, and are not due to or the result of general conditions in the district in which the property is located? There is nothing unique

to the property which requires the variance. The zoning ordinances, without a variance, does not allow the placement of a gravel parking surface on commercial developments. .

2. Does the zoning ordinance, if literally interpreted, deny the reasonable use of the property? No, the applicant is not being denied reasonable use of the property. The development of the property for the proposed use is allowable but an off street parking surface constructed of gravel is in direct violation of the code requirements.
3. Will approval of the variance harm the use of the adjoining property? No, the applicant has stated that the proposed permeable surface will reduce the amount of stormwater runoff and less of an effect to the property and downstream neighbors.
4. Will approval of the variance alter the essential character of the district? No, the use of the property will remain unchanged.
5. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? The approval will not weaken the general intent and purpose of the land use and zoning plan for the area.
6. Will the approval of the variance be in harmony with the spirit of the ordinance? No, the gravel proposed for the parking surface is not allowable or used on any adjacent or nearby properties.
7. Will the approval of the variance adversely affect public health, safety, and general welfare? The approval of the variance will not adversely affect public health, safety, and general welfare of the area.

Approval Allows:

1. The approval of the variance will allow for the development of an overflow gravel parking and equipment demonstration area as indicated on the applicant submitted development plans and as described above.
2. Approval of this variance request is valid for 180-days from date of approval. If a building permit is not secured within the 180-day period, approval becomes invalid unless, the Board of Zoning Adjustment has approved a request for a time extension. All requests for time extension must be made prior to the expiration of the Board's approval.

North Little Rock Board of Adjustment



BOA Case #2026-02
7501 Counts Massie Rd.
To allow a gravel parking lot on an I2 zoned property.

BOA CASE #2026-02

Date: 1/8/2026

1 inch = 200 feet



User: JHale



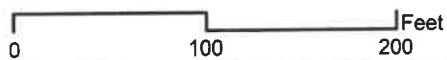
North Little Rock Board of Adjustment



BOA CASE #2026-02

Date: 1/8/2026

1 inch = 100 feet



User: JHale





THOMAS ENGINEERING COMPANY

civil engineers

land surveyors

3810 LOOKOUT RD

NORTH LITTLE ROCK, AR 72116
NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

(501)753-4463

December 31, 2025

Mr. D. Tracy Spillman
City Planner/Landscape Architect
City of North Little Rock
700 W. 29th Street
North Little Rock, AR 72114-2134
&
North Little Rock Board of Adjustment Members
120 Main Street
North Little Rock, AR 72114

RE: Associated Builders & Contractors of Arkansas
Lot 2, Cooper Industrial Addition
7501 Counts Massie Road, North Little Rock, AR 72113
Gravel Parking Variance Request

Dear Mr. Spillman & Board Members:

Please let this letter serve as our application to the Board of Adjustment to a request variance associated with the development of Arkansas Builders & Contractors of Arkansas located at 7501 Counts Massie Road. We would like to be placed on the January 29th, 2025 Board of Adjustment meeting agenda.

Associated Builders and Contractors of Arkansas has recently purchased 7501 Counts Massie Road and will remodel the building into a classroom facility. This use at the building square footage requires 68 paved parking stalls. We are proposing to provide 17 paved parking stalls along the frontage. As part of the classroom setting, we are also proposing to provide a large gravel area for equipment demonstrations and learning. We propose this gravel area to also be used as parking for the required 51 parking stalls.

Our variance request is as follows:

1. Allow 51 gravel parking stalls based on a hardship of topography. The lot and surrounding area is flat causing poor drainage. By allowing gravel parking the storm water runoff will be less and have less affect on the property and downstream neighbors.

Thomas R. Pownall, P.E.

From: Bill Roachell <Broachell@abcark.org>
Sent: Wednesday, December 31, 2025 12:53 PM
To: Thomas R. Pownall, P.E. (thomas@thomasengineering2000.com)
Subject: ABC Arkansas Variance Request

I, Bill Roachell, President of Associated Builders & Contractors of Arkansas, hereby permit Thomas Pownall of Thomas Engineering Company to act as my agent to the North Little Rock Board of Adjustment in the matter of a variance to allow gravel parking.

Thanks, and Happy New Year

Bill Roachell

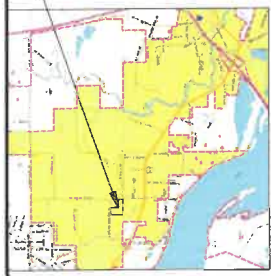
Chapter President

6 Collins Industrial Place | N Little Rock, AR 72113

O: 501.812.0828 | M: 501.517.7577

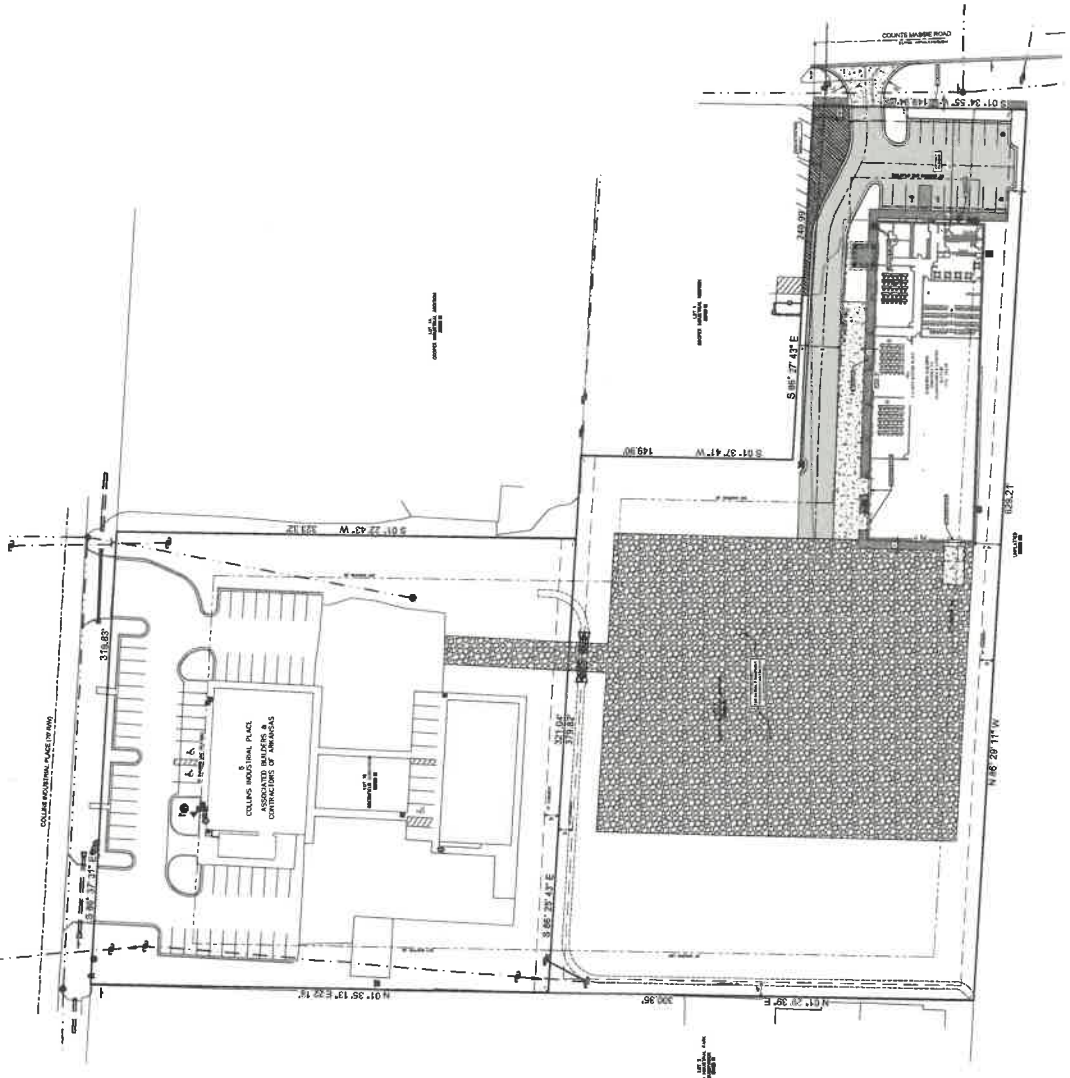
broachell@abcark.org | www.abcark.org





THIS SITE

VICINITY MAP



LEGEND

	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE
	PROPOSED CONCRETE DRIVEWAY
	PROPOSED DRIVEWAY
	YELLOW DOTTED LINE
	DASHED LINE
	SOLID LINE
	WATER MAIN
	SEWER MAIN
	STORM SEWER
	GAS LINE
	ELECTRIC METER
	TELEPHONE/FIBER OPTIC
	CABLE PULLBOX
	FIRE HYDRANT
	WATER METER
	MANHOLE
	CATCH BASIN
	VALVE
	A.C. LINE
	GAS VALVE
	MAN BOX
	SPOT

THOMAS ENGINEERING COMPANY
 3810 LOOKOUT ROAD, N. LITTLE ROCK, AR 72118
 TEL: 501-753-1485 FAX: 501-753-6814

OVERALL SITE PLAN LOT 2
 COOPER INDUSTRIAL NORTH LITTLE ROCK, ARKANSAS

APPROVED: [Signature] DATE: 11/24/2025
 DRAWN BY: [Signature] DATE: 11/24/2025
 SHEET NO: C1.0

